



Lovett & Co.
estate agents

Pye Green Road
Cannock

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house conveniently located for access to all the local amenities, School and town centre.

The property features a superb contemporary open plan layout on the ground floor along with good sized bedrooms, modern fitted kitchen & bathroom, a low maintenance private rear garden and a driveway with parking for up to three vehicles.

The property has two floors; on the ground floor: porch, reception hallway, lounge, fully fitted kitchen, dining/sitting room, guest w/c and garage-store. On the top floor: three bedrooms and family bathroom. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Front entrance door, radiator with decorative cover, laminate flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor accommodation and doors to guest w/c and lounge.

LOUNGE:

23' 10" MAX x 11' (7.26m MAX x 3.35m)
Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Minster surround, laminate flooring, coving, dado rail, TV & phone sockets, ceiling light points, radiator with decorative cover, patio door to rear garden and open plan to dining/sitting room.

DINING/SITTING ROOM:

18' 8" x 10' 1" (5.69m x 3.07m)
Laminate flooring, ceiling light point, radiator and two windows to side.

KITCHEN:

10' 11" x 6' 10" (3.33m x 2.08m)
Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring electric hob with extractor hood, space for fridge-freezer, space and plumbing for washing machine & dishwasher, tiled splash backs, vinyl flooring, recessed spot lighting, radiator, door to side and window to rear.

GUEST W/C:

Suite comprising: w/c, wash hand basin, tiled walls, laminate flooring, ceiling light point and window to side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

18' 4" MAX x 11' 3" (5.59m MAX x 3.43m)
Fitted wardrobes, carpeted flooring, radiator, ceiling light point, TV & phone sockets and window to rear.

BEDROOM TWO:

11' 7" x 11' 1" (3.53m x 3.38m)
Carpeted flooring, ceiling light point, radiator and, window to front.





BEDROOM THREE:

11' 1" x 6' 11" (3.38m x 2.11m)

Fitted wardrobes, carpeted flooring, radiator, ceiling light point, TV & phone sockets and window to front.

FAMILY BATHROOM:

White suite comprising: bath with shower over, vanity wash hand basin, W/C, wall tiling, vinyl flooring, recessed spot lighting, heated towel rail and window to rear.

EXTERNALLY:

At the front is a drive with parking for three vehicles which leads to the front entrance door. On the front right is a raised bed with a variety of shrubs and bushes. The low maintenance

private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining and gravel garden.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Ground Floor



First Floor



